

DER KAUF VON DEM HAUSE MEINER ELTERN - WO JETZT MEINE SCHWESTER LEBT.

CHARLES J. F. ROSS, Q.C.
BARRISTER, SOLICITOR, NOTARY PUBLIC

TELEPHONE
432-2609

381 CLARENCE STREET
P.O. BOX 275, LONDON, ONTARIO

January 20th, 1964.

Mr. and Mrs. E. Von Rennenkampff,
225 Grand Avenue,
London, Ontario.

Re: Purchase from Faulkner Estate
of 225 Grand Avenue, London.

Dear Sir and Madam:

I am pleased to advise you that I have completed the above transaction on January 8th, 1964 when I registered a Deed to you as Number 112683. I certify that you are the registered owners, as joint tenants and not as tenants in common, of the lands and premises described in the Deed from Ruth Lorraine Gudgeon, the Executrix and Trustee of the Estate of James Faulkner. As you did not instruct me to have the property surveyed my certification does not extend to the location of the buildings and fences, if any. The measurements of the property are 63 feet by a depth of 165 feet. I am enclosing a third copy of the Deed for your perusal.

This transaction has been completed on the basis of the following Statement of Adjustments calculated as of November 1st, 1963.

Purchase Price		\$8,300.00
Deposit	\$300.00	
Taxes for 1963 \$178.82 paid. Allow Vendor 2 months		29.80
Insurance: Policy No. 8F 50696 The London & Lancashire Guarantee Accident Company, \$4,500.00 coverage on building. Premium \$21.15 for 3 years. Expires April 11/65. Agent Thomas-Hamilton-Webber Ltd. Allow Vendor 527 days		10.18
Balance paid on closing	<u>8,039.98</u>	
	\$8,339.98	\$8,339.98

Mr. and Mrs. E. Von Rennenkampff, - 2 - January 20th, 1964.

I am enclosing herewith two receipted 1963 Tax Notices. The first for a 33 foot frontage with residence in the amount of \$178.82 and the second for a 30 foot frontage being a vacant lot in the amount of \$24.47. You will notice from the Statement of Adjustments that you have allowed the Vendor your share of the 1963 taxes from November 1st to December 31st, 1963 in the amount of \$29.80.

Prior to closing the property was insured for \$4500.00 by Insurance Policy Number 8 F 50696 The London & Lancashire Guarantee Accident Company through the Agency of Thomas-Hamilton-Webber Ltd. This Policy expires on April 11th, 1965 and the three year premium is \$21.15. You have allowed the Vendor your share of the unexpired portion of the premium from November 1st, 1963 to April 11th, 1965 in the amount of \$10.18. On November 26th, 1963 the coverage was increased to \$6000.00 and pursuant to your instructions I have further requested the Agent to increase the coverage to \$8000.00. I understand the Agent will be contacting you directly with respect to this Policy.

On November 4th, 1963 I have received from you a cheque for \$8039.98 which amount I held in trust until the Deed was registered on January 8th when I issued a Trust cheque to Underhill & Underhill, the Solicitors for the Estate of James Faulkner.

My account in this matter is herewith enclosed.

As this matter has now been completed I am keeping all relevant papers in my office for safekeeping and you may have access to them or obtain them at any time you desire.

Yours very truly,

C.J.F. ROSS

Per:


Josef Kibb

JK/mr
Encl.